

Minutes of the Planning Commission

July 12, 2006

Minutes

City of Loma Linda

Department of Community Development

Planning Commission

An adjourned regular meeting of the Planning Commission was called to order by Chair Michael Christianson at 7:05 p.m., **Wednesday, July 12, 2006**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present:

Michael Christianson, Chair
David Werner, Vice Chair
David Varnam

Commissioners Absent:

Frank Povero
Mary Lee Rosenbaum

Staff Present:

Richard Holdaway, City Attorney
Deborah Woldruff, Community Development Director
Jeffrey Peterson, Associate Engineer
Raul Colunga, Assistant Planner
Jocelyne Larabie, Administrative Secretary

ITEMS TO BE DELETED OR ADDED

There were no items to be added or deleted. However, Director Woldruff explained that were changes in status on some of the items.

Director Woldruff went on to say that Item No. 1, continued from the previous meeting, related to a project site within the 500-foot radius of property owned by Chair Christianson. She continued to say that the item would have to be continued because of the absence of two of the Commissioners, Ms. Rosenbaum and Mr. Povero and therefore there would not be a quorum for the discussion.

Chair Christianson stated that he would therefore leave the order of the items as listed on the agenda.

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation.

CONTINUED ITEMS

PUBLIC HEARING

PC-06-40 – TENTATIVE TRACT MAP NO. 06-02 (17795), PRECISE PLAN OF DESIGN NO. 06-03, VARIANCE NO. 06-05, AND DEVELOPMENT AGREEMENT NO. 06-01

Chair Christianson indicated that in light of the fact that there were two Commissioners absent from the meeting and that he could not participate in the discussion because of the proximity to property that he had financial interest in, a quorum would not be met and suggested that the item be continued to the next meeting.

Motion by Christianson, seconded by Varnam, and carried by a vote of 3-0 to continue the item to the next regular meeting of August 2, 2006. (Rosenbaum and Povero absent)

PC-06-41 – GENERAL PLAN AMENDMENT NO. 06-02, DEVELOPMENT CODE AMENDMENT NO. 06-02, TENTATIVE TRACT MAP NO. 18035 AND PRECISE PLAN OF DESIGN NO. 06-06

Assistant Planner Colunga gave the staff report stating that staff had received a letter of request from the applicant seeking a continuance on the project to allow them to study the feasibility of expanding their existing facility by adding independent and assisted living units. He added that staff was recommending a 90-day continuance to give the applicant the opportunity to decide on the proposal. Director Woldruff added that if the design of the project should change as stated by Mr. Colunga, the applicant would have to re-submit the new project for consideration and that an environmental study would have to be redone for the new submittal.

City Attorney Holdaway explained that the deadline under the Permit Streamlining Act would have expired by the time the project was brought back to the Commission if continued for 90 days. He added that it would be preferable to take an action such as denying the project without prejudice or having the applicant withdraw the application.

Chair Christianson opened the public comment period at 7:23 p.m.

Jim Kilian, 25271 Barton Road, Loma Linda, Chief Financial Officer for Progressive Healthcare addressed the Commission and stated that their primary concern was to perfect a project that the City and the neighborhood could support. He added that Progressive Healthcare wanted to retain title to the Heritage Garden property as well as whatever development they build.

Director Woldruff suggested that the item be continued to August 16, 2006 to allow the applicant enough time to discuss alternate plans with their principals. Mr. Kilian concurred.

Chair Christianson closed the public comment period at 7:30 p.m.

A brief discussion ensued which resulted in the following motion:

Motion by Werner, seconded by Varnam, and carried by a vote of 3-0 to continue General Plan Amendment No. 06-02, Development Code Amendment No. 06-02, Tentative Tract Map No. 18035 and Precise Plan Of Design No. 06-06 to the adjourned regular meeting of August 16, 2006. (Rosenbaum and Povero absent)

Chair Christianson called for a brief recess at 7:35 p.m. The meeting resumed at 7:42 p.m.

PC-06-42 – GENERAL PLAN UPDATE PROJECT

Director Woldruff provided the staff report and stated that in late 2004 the Planning Commission had completed their review of the draft General Plan and the associated environmental documents and forwarded the items to the City Council for their consideration. She explained that the City Council would like to take final action regarding the approval of the Draft General Plan at their meeting on July 25, 2006. However, the City Council brought some changes to the document and State Law required that the Planning Commission have an opportunity to review those changes and provide their recommendations.

Director Woldruff introduced Lloyd Zola who explained that Government Code 65356 stated that if the City Council made substantial modifications to the recommendations by the Planning Commission, which the Commission had not previously considered, the Planning Commission must have the opportunity to review the modifications of the text. He pointed out that the documents being presented to the Planning Commission for their review were those with substantive changes, not the entire General Plan document.

Mr. Zola explained that the City Council was considering adopting the General Plan that included a new Chapter 11– Growth Management Element, which Planning Commission had never had the opportunity to considered.

Mr. Zola indicated the changes in the following sections:

- 11.0 NEW – Introduction to the Growth Management Element – It explained the purpose of the Growth Management Element;
- 11.1 NEW – Performance standards of roadways, intersections and freeway interchanges;
- 11.2 NEW – Performance standards for other communities services and facilities;
- 11.3 NEW – Review of growth management during the entitlement process, capital improvement projects;
- 11.4 NEW – Regional cooperation regarding growth management;

Mr. Zola commented that the largest debate the Planning Commission and the City Council had during the discussions of the General Plan centered on the South Hills. He continued to say that the Growth Management Element incorporated the South Hills discussion previously reviewed by the Planning Commission. He pointed out revisions as detailed in Figures 11.1, 11.2 and 11.3 distributed at the beginning of the meeting.

- 11.1 New graphic showing the Targeted Open Space, which was the mapping recommended by the City of Loma Linda Trails Development Committee as well as the identification of the ridgelines;
- 11.2 New Conceptual Trails Management Plan recommended by the City of Loma Linda Trails Development Committee, which included trail heads, targeted open space and a plan of public and private trails;

Mr. Zola explained that the City Council was considering adopting densities of one unit per five acres, or one unit per 10 acres that would refer to a bench area outside the hillside area. He added that figure 11.3 was the recommendation for the basic density for the hillside. He stated that densities did not appear in the Land Use Element because the City Council was considering an initiative using the text of the South Hills Protection Measure, which would be included in the Growth Management Element, if it was adopted. He added that Figure 11.3 was a detailed map showing the density and the map laid out in the Land Use Element; there would

also be changes in the Land Use Element that would refer to the Growth Management Element because that was where the details of the South Hills would be detailed.

- 11.3 South Hills Protection Measure which was not shown in the Land Use Element but would be included in the initiative and then transferred to the Land Use if it was adopted. He added that there would also be a reference to Element 11 – Growth Management Element in the Land Use Element.

Mr. Zola further advised the Commission that the City Council was recommending that the South Hills area have a maximum build-out of 1185 units, which would be the product of an incentive program to facilitate clustering of allowable development in exchange for dedication of open space within the targeted open space areas shown in Figures 11.1 and 11.2 discussed above.

Mr. Zola reiterated that the primary issues new to the Planning Commission subsequent to the public hearings were the three figures discussed as well as the base density proposed on the bench area of one unit per five acres, which the Commission had never considered.

The Planning Commission discussed the following topics:

- Substantive changes including the addition of language regarding base density on the bench areas of the Hillside;
- Intermediate density removed and additional amenities made part of an incentive program;
- Build-out in the South Hills at 1185 units plus incentive program to no more than 1185 units. Mr. Zola explained that the City Council's proposal was an implementation measure creating an incentive program to restrict build-out to no more than 1185 units;
- Realignment of Evans Street
- 10,000 square foot lots on Mission Road and gradation better defined;
- Density at Oakwood and Barton Road;
- Special Planning Area "J" east of California Street;
- South Hills initiatives.

Mr. Zola also explained that it was the base density and the maximum build-out of 1185 units with a measure to be placed in the General Plan requiring an incentive program to be developed that would yield no more than 1185 units at build-out.

Chair Christianson opened the public comment period at 8:12 p.m.

Jonathan Zirkle, 24247 Barton Road, Loma Linda addressed the Commission to suggest that the Planning Commission inform the City Council that they would support a more detailed language in the General Plan for the South Hills designation if the Council felt so inclined. He added that there would be no questions in the developer's mind if the standards were spelled out in the General Plan. A discussion ensued regarding the various options, Alternatives 1 and 2 that could be adopted for inclusion into the General Plan.

Attorney Holdaway explained that the Planning Commission had already seen the text of Alternatives 1 and 2 and would be capable of providing a recommendation to the City Council for either one or the other or a combination. He added that the purpose of the meeting was not

to obtain any public input on the topics but to make a recommendation to the City Council on the information provided.

Chair Christianson commented that the General Plan was a fluid document and that in the future requests could come before the Planning Commission for amendments and these would be dealt with at the time they would be submitted. Director Woldruff clarified that if a ballot measure or an initiative were to be adopted, no changes to the issues covered in the ballot of the initiative could be amended.

Commissioner Varnam commented that he would prefer to see a higher density approved but that he would support the changes.

Motion by Varnam, seconded by Werner, and approved by a vote of 3-0, to strongly recommend that the City Council approve the General Plan Document of June 2006 along with the Growth Management Element and maps of July 12, 2006. (Rosenbaum and Povero absent)

Leroy Hansberger, 555 Cajon Street, Redlands asked permission to speak. He asked Director Woldruff what was expected to happen at the City Council meeting of July 17, 2006. She replied that the agenda included the General Plan Update project; however, the only actions listed on the agenda were to adopt the Statements and Findings for Overriding Considerations and to certify the Environmental Impact Report (EIR). She added that the General Plan Update item would be continued to the July 25, 2006 meeting for final action.

Mr. Hansberger expressed his concerns regarding the ballot measure language and how it would affect the approval process of future projects. He feared that project approvals could be delayed if any part of it required a vote of the people. Mr. Hansberger commented that he hoped that the public would have the opportunity to consider the possible conflicting issues related to the text of the measure when the matter was discussed at the July 25, 2006.

Mr. Holdaway explained to Mr. Hansberger that the intention of the Council measure was to extract the final Hillside language and the essential provisions from the approved General Plan and to have the voters approve those particular provisions so that they would remain in the General Plan unless and until sometime in the future the voters voted to change to specific provisions. He went on to say that if the ballot measure was not approved by the voters, the language would exist in the text of the General Plan.

Mr. Hansberger thanked the Planning Commission for allowing him to provide his comments.

APPROVAL OF MINUTES

There were no minutes to approve.

REPORTS BY THE PLANNING COMMISSIONERS

Vice Chair Werner informed the Commission that he would be absent for the August 2, 2006 meeting. He added that he liked the General Plan and the livable/walkable community concepts.

Chair Christianson commented that he liked how the signage language had been updated.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Director Woldruff pointed out that staff had provided them with a handout on the issue of ethics. She added that staff would continue to forward information that would be helpful to the Commissioners.

Mr. Holdaway informed the Commission that he would be absent for the meeting of August 2, 2006 but that his partner Diane Robbins would be present.

ADJOURNMENT

Meeting was adjourned at 9:05 p.m. to the Regular meeting of August 2, 2006.

Minutes approved at the meeting of September 13, 2006.

Administrative Secretary

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Minutes of the Planning Commission

August 2, 2006

Minutes

City of Loma Linda

Department of Community Development

Planning Commission

A regular meeting of the Planning Commission was called to order by Chair Michael Christianson at 7:04 p.m., **Wednesday, August 2, 2006**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present:

Michael Christianson, Chair
Mary Lee Rosenbaum
David Varnam

Commissioners Absent:

David Werner, Vice Chair
Frank Povero

Staff Present:

Deborah Woldruff, Community Development Director
Rolland Crawford, Fire Marshall
Diane Robbins, Deputy City Attorney
Jeffrey Peterson, Associate Engineer
Raul Colunga, Assistant Planner
Jocelyne Larabie, Administrative Secretary

ITEMS TO BE DELETED OR ADDED

There were no items to be added or deleted.

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There were no oral reports.

PC-06-43 - TENTATIVE PARCEL MAP (TPM) NO. 06-02 (17806) AND PRECISE PLAN OF DESIGN NO. 06-05

Assistant Planner Raul Colunga gave the staff report and stated that the applicant, Meridian Property Company was proposing to construct 69,000 square feet of office condominium space. He went on to say that a tentative parcel map was required to subdivide the property and create a seventh parcel which would encompass the Edison Easement, and a Precise Plan of Design application for the design of the project.

Mr. Colunga explained that the approximately 8.3 acre site, vacant for over 30 years was located on the south side of Barton Road east of Mountain View Avenue and sloped from south the north. He added that the project was adjacent to Brittany Place, the Postal Annex, and the Loma Linda Golf Center, an orange grove, two retail shopping centers and an office complex.

He went on to say that with the approval of the General Plan, the land use designation was now Special Planning Area "I", Town Center and zoned C-1, Neighborhood Business.

Mr. Colunga stated that the staff report discussed the meetings that took place with the applicant in the fall of 2005 prior to the formal submittal on March 8, 2006 and staff had provided correspondence between planning staff and the applicant. He explained that staff was looking for a town center feel with a pedestrian friendly design and a commercial retail component.

Mr. Colunga explained that the proposal included six separate buildings with four of the buildings placed toward the front of the site and two buildings located at the rear and separated by a section of the parking area. He added that the rear setback for the property was 25 feet and there were two points of ingress and egress. He went on to say that staff was concerned with the two dead-end drive aisles as they hindered on-site circulation and might interfere with emergency vehicles.

Mr. Colunga indicated that the Edison Easement would be landscaped as a linear park as from Hinckley Street going north. He described the following portions of the project:

- Exterior single story building elevations;
- Hip roof features of the buildings facing Barton Road;
- Building heights range from 23 to 32 feet;
- Eldorado stone veneer on the lower portions of the columns and entryway;

He added that the overall style not unique or noteworthy and indicated that staff had suggested to the applicant that they create a design that was more compatible with the history of Loma to provide a high quality project.

He concluded his presentation and stated that due to the onsite circulation and concerns with project architecture, staff recommended denial of the project based on the findings for both applications.

Commissioner Rosenbaum inquired about the Planning Commission's requirement to have retail commercial development in the vicinity of Barton Road and Mountain View Avenue. Mr. Colunga replied that there was a retail element in the first submittal and added that the present application did not contain any retail development. Director Woldruff added that there was an ordinance to preserve commercial retail spaces at Mountain View Avenue and Barton Road. She continued to say that the Commission could approve the project without retail seeing that it was some distance away from the intersection.

Joe Tamborino, Vice President, Meridian Property Company addressed the Commission stating that they had always intended to provide retail opportunities in their project in the front portion of Buildings A and B. He continued to say that in his opinion Mountain View Plaza should be all retail which would generate tax revenue for the City. He added that there was only a 2% vacancy rate for office use in the City of Loma Linda.

Commissioner Rosenbaum asked staff how they intended to enforce retail uses in Buildings A and B if the Commission required it. Director Woldruff explained that staff would make the requirement a Condition of Approval.

Chair Christianson opened the public comment period at 7:45 p.m.

Norm Meyer, 25762 Sunrise Way, Loma Linda commented that he was the President of the Homeowners Association for Brittany Place and made the following requests on behalf of the residents of the condominiums:

- Protection of the north perimeter wall;
- Mitigation of the increase in traffic;
- Adequate trees and vegetation to buffer them from the project site;
- Maintain the roof height as low as possible with consideration given to the placement of the mechanical equipment behind the roof parapet.

Rick Lazar, of Century 21-Lois Lauer realtors explained that they would be doing the marketing for the spaces in the project and added that there was a great demand. He commented that he was asked to look for office space last year for a client and was not able to find enough to satisfy all of the requests he had received. Mr. Lazar stated that there was a great demand for office space and that the City should think about placing retail commercial on the corner of Mountain View Avenue and Barton Road.

Dave Henderson, Architect for the applicant pointed out that Buildings A and B were double depth buildings with an entry on Barton Road and a corridor east to west and that Buildings C through F were single depth. He pointed out the four-sided architecture with rock veneer on the back of the buildings. He added that all items would be addressed and maintained by an HOA.

Michael Stewart, 25810 Kellogg Street, Loma Linda commented that during the workshops for the General Plan Update that area had been earmarked for retail services.

Doug Goodman of Goodman and Associates stated that he had been part of the original plans for the area with the previous owners, Mission Development and that the property had been sold because they could not find a retail tenant for the plaza.

Richard Wiley, 10878 Pepper Way, Loma Linda commented on the remarks by Mr. Meyer of Brittany Place and concurred that the applicant should make every effort to hide the mechanical equipment on the roof in consideration for the residents of Brittany Place.

Chair Christianson closed the public comment period at 8:04 p.m.

Chair Christianson commented that he could not support the project because a medical offices use would generate more traffic and could be better planned for another area. He added that he did not like the idea that the applicant would be taking business away from the Mountain View Plaza leaving the Plaza with many vacant office spaces.

Commissioner Rosenbaum stated that she could not support the project because it did not have the retail space that the Commission wanted and that it was a poor design and not distinctive. She added that it was not pedestrian friendly, and didn't have any benches or anything else to draw people into the park.

Commissioner Varnam commented that he had heard Mr. Husing, the leading authority on city and county economies of Southern California with a specialty on the Inland Empire, speak last week and Mr. Husing stated that the Inland Empire had very low vacancy rate and needed more office spaces than other neighboring counties. Mr. Varnam indicated that he would support a continuance to allow the applicant to address the concerns of the Planning Commission. He added that he would like to see a Condition of Approval that would mandate a specific percentage of retail uses for the project.

Director Woldruff agreed with Commissioner Varnam and stated that staff would be happy to work with the applicant to develop a retail tie for the Center.

Chair Christianson suggested to the applicant that he study the ARCO/AM PM project recently approved by the City Council and use historical designs to better tie in the Edison easement into the project.

Mr. Tamborino stated that he would work with staff to address the issues that Commissioners had pointed out.

Commissioner Rosenbaum suggested making the project more pedestrian friendly and adding landscaping materials to enhance the entry to the park site.

Director Woldruff proposed that a terminus created at the east end of the Edison easement park and looking into separating Buildings E and F to closer to the side property line to eliminating dead-end drive aisles on the sides of the two building; this would provide a view corridor for the residents of Brittany Place.

Before a motion could be entertained the Planning Commission discussed the scheduling of the September meeting. It was agreed that because of the Labor Day holiday, the meeting would be rescheduled for September 13, 2006.

Motion by Varnam, seconded by Rosenbaum, and carried by a vote of 3-0, to continue Tentative Parcel Map (TPM) NO. 06-02 (17806) and Precise Plan of Design (PPD) No. 06-05 to the adjourned regular meeting of September 13, 2006. (Povero and Werner absent)

PC-06-44 - TENTATIVE TRACT MAP NO. 06-02 (17795), PRECISE PLAN OF DESIGN NO. 06-03 AND DEVELOPMENT AGREEMENT NO. 06-01

Chair Christianson indicated that in light of the fact that there were two Commissioners absent from the meeting and that he would need to recuse himself from the discussion because of the proximity to property that he had financial interest in, a quorum would not be met and suggested that the item be continued to the next meeting.

Motion by Christianson, seconded by Rosenbaum, and carried by a vote of 3-0 to continue the item to the next regular meeting of August 16, 2006. (Povero and Werner absent)

PC-06-45 - PROPOSED CHANGES TO THE LOMA LINDA UNIVERSITY MEDICAL CENTER, EAST CAMPUS MASTER PLAN – PRESENTATION

Director Woldruff stated that Michael Jackson, LLUMC had contacted her and explained that he could not attend the meeting to make the presentation on the proposed changes to the Loma Linda University Medical Center, East Campus Master Plan and had asked if he could reschedule it to the next meeting.

Motion by Christianson, seconded by Varnam, and carried by a vote of 3-0 to continue the presentation of Proposed Changes to the Loma Linda University Medical Center, East Campus Master Plan to the adjourned regular meeting of September 13, 2006. (Povero and Werner absent)

APPROVAL OF MINUTES

There were no minutes to be approved.

REPORTS BY THE PLANNING COMMISSIONERS

Commissioner Rosenbaum inquired about the advertising signage on the property on the northwest corner of Barton Road and California Street. Director Woldruff replied that the department had not received any submittals for property and that she didn't know what was being planned.

Chair Christianson commented that the traffic light on the corner of Loma Linda Drive and Barton Road was extremely long when he came to the Civic Center in the evenings. Associate Engineer Jeff Peterson stated that he would look into the problem.

Commissioner Rosenbaum added that staff should look at sidewalk design with landscaped median. Chair Christianson stated that it would be a good topic of discussion when the Commission revised the Developer Criteria at the first meeting in September.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Director Woldruff remarked that the General Plan had been approved at the July 25, 2006 City Council meeting as well as the South Hills Protection Measure and the Save Loma Linda Initiative. She went on to say that since it was approved, there were several projects that could now proceed to City Council and these were: Roger Peter Porter and Haddad appeals, the Loma Linda University parking lot G, and the north east annexations.

Ms. Woldruff indicated that the City was starting the process for two island annexations through the Local Agency Formation Commission (LAFCO) for the Petersen Tract and the Bryn Mawr area. She added that the annexation would be a ministerial action and that because of the size of the properties to be annexed, less than 150 acres there would be no protest hearings. She went on to say that community meetings were scheduled for each area, that the applications would then be forwarded to the Planning Commission that would rule on the pre-zoning issue and finally the annexations would be forwarded to City Council for their consideration.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Minutes approved at the meeting of September 13, 2006.

Administrative Secretary

Minutes of the Planning Commission

August 16, 2006

Minutes

City of Loma Linda

Department of Community Development

Planning Commission

An adjourned regular meeting of the Planning Commission was called to order by Chair Michael Christianson at 7:05 p.m., **Wednesday, August 16, 2006**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Michael Christianson, Chair
David Werner, Vice Chair
David Varnam
Frank Povero

Commissioners Absent: Mary Lee Rosenbaum

Staff Present: Richard Holdaway, City Attorney
Deborah Woldruff, Community Development Director
Rolland Crawford, Fire Marshall
H.P. Kang, Senior Planner
Jeffrey Peterson, Associate Engineer
Raul Colunga, Assistant Planner
Allan Peñaflorida, Planning Technician
Jocelyne Larabie, Administrative Secretary

ITEMS TO BE DELETED OR ADDED

There were no items to be added or deleted. However, Chair Christianson changed the order of the items and placed Item 1 as Item 5.

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation.

CONTINUED ITEMS

PUBLIC HEARING

PC-06-46 – GENERAL PLAN AMENDMENT NO. 06-02, DEVELOPMENT CODE AMENDMENT NO. 06-02, TENTATIVE TRACT MAP NO. 18035 AND PRECISE PLAN OF DESIGN NO. 06-06

Assistant Planner Colunga provided a very brief staff report indicating that at this time the applicant was withdrawing the application to study the feasibility of a different project and that no further action was needed by the Planning Commission.

Chair Christianson opened the public comment period at 7:06 p.m. and as there were no requests to speak, the public comment period was closed.

Motion by Christianson, seconded by Varnam, and carried by a vote of 4-0 to accept the applicant's request to withdraw the application for General Plan Amendment No. 06-02, Development Code Amendment No. 06-02, Tentative Tract Map No. 18035 and Precise Plan Of Design No. 06-06. (Rosenbaum absent)

PC-06-47 – ZONE CHANGE NO. 06-05 AND ANNEXATION NO. 06-01(PETERSEN TRACT)

Planning Technician Allan Peñaflorida provided the staff report and explained that the project was a proposal for a Zone Change to pre-zone the "Peterson Tract," an island of County territory consisting of approximately 29 acres, generally located near the southeast corner of Redlands Boulevard and Mountain View Avenue, and north of Mission Road, as R-1, Single-Family Residence, which would establish policies for the development and annexation of the City's Sphere Of Influence. He defined an annexation as being the extension of a City's boundaries and/or services to ensure orderly growth and development that is beneficial to an established community. Mr. Peñaflorida provided photographs of the area.

Mr. Peñaflorida explained that island annexations may be approved without protest or elections if all of the following criteria were met per California Government Code Section 56375.3:

- Annexation proposed by resolution of the annexing city if the island is 150 acres or less;
- Island surrounded or substantially surrounded by the annexing city or by the annexing city and adjacent cities;
- Island not a gated community where services are currently provided by a community service district;
- Island substantially developed or developing based on the availability of public utility services, presence of public improvements or the presence of physical improvements on the parcels within the area;
- Island not prime agricultural land; and,
- Island receiving benefits from the annexing city or will benefit from the city.

Mr. Peñaflorida indicated that the advantage of Pre-zoning was that the city would have zoning in effect immediately upon annexation, and the Pre-zoning acts would also serve notice to LAFCO of the City's intentions regarding its adjacent areas. He added that in order to be effective, the pre-zoning must be consistent with the City's General Plan, which was the case with this project.

The Planning Commissioners had questions regarding the requirements for the condition of local streets, the LAFCO directive on the criteria, and the possibility of financial assistance from the City's Redevelopment Agency. Director Woldruff explained that no one would be required to abandon their septic systems unless the systems require replacement; the City would then require the homeowner to connect to the City's sewer system.

Associate Engineer Jeff Peterson indicated that there were fees that would have to be paid by the homeowner such as sewer capacity fees of \$3,500, and \$539 for pipeline, street cuts and contractor costs at the time they connect to the City's system. Director Woldruff added that the

area was in the City's Redevelopment Area and that the RDA had purchased some sewer capacity units, which could be used to offset residents' costs.

Chair Christianson opened the public comment period at 7:18 p.m. and asked the speakers to limit their comments to three minutes to allow everyone the opportunity to provide their testimony.

Hale Paxton, 26101 Mission Road commented that he was not truly opposed to the annexations but warned staff and the residents that there might be a Zip Code change, which could affect the insurance costs for those residents because insurance companies typically use the Zip Code to determine the rate to be applied.

Chair Christianson closed the public comment period at 7:27 p.m.

The Planning Commissioners had no further discussion.

Motion by Varnam, seconded by Povero, and carried by a vote of 4-0 to recommend to the City Council approve Zone Change No. 06-05. (Rosenbaum absent)

Director Woldruff informed the audience that the project would be before the City Council at the meeting of August 22, 2006.

PC-06-48 – ZONE CHANGE NO. 06-04 AND ANNEXATION NO. 06-02 (BRYN MAWR AREA)

Assistant Planner Colunga provided the staff report explaining that the Bryn Mawr annexation consisted of three islands, and that the parcels met the following six criteria established by LAFCO:

- Annexation proposed by resolution of the annexing city if the island is 150 acres or less;
- Island surrounded or substantially surrounded by the annexing city or by the annexing city and adjacent cities;
- Island not a gated community where services are currently provided by a community service district;
- Island substantially developed or developing based on the availability of public utility services, presence of public improvements or the presence of physical improvements on the parcels within the area;
- Island not prime agricultural land; and,
- Island receiving benefits from the annexing city or will benefit from the city.

He went on to say that the area covered 57 acres, which was well below the required 150 acres for protest hearings. He further provided the City's Land Use Designations, which were Medium Density Residential, Commercial and Special Planning Area "F", and the County of San Bernardino's Land Use Designations, which were Commercial and Residential designations.

Mr. Colunga indicated that the annexation to the City would provide local representation for the residents. He went on to say that there would be no increase in property taxes and that water fees would decrease because residents were currently paying outside rates for their water usage; the residents would also receive increased services from the Fire Department. He added that the residents could at any time elect to connect to the City sewer and finally that

there would no address change from the U.S. Post Office; therefore their Zip Code would remain the same.

Mr. Colunga stated that there were liabilities for the current residents which focused on the code enforcement and property maintenance issues, and assured the residents that none of the issues were related to eminent domain. He continued to say that the City of Loma Linda would incur liabilities for the cost of additional capital improvements, which could be in the neighborhood of \$1.9 million dollars.

There was a brief discussion regarding a project to construct a mini-storage business on Juanita Street which had come before the Planning Commission and if that project could now return to the Commission if Juanita Street was widened. Mr. Peterson explained that the property in question was not contiguous to the Bryn Mawr property being annexed and that there were two parcels that separated them. Director Woldruff added that one of those lots had recently been purchased by the City's Redevelopment Agency and that a road to connect the two areas would not be allowed.

Commissioner Werner asked if a park could be designed for the Bryn Mawr area which would also provide bridges to go from one area to the other. Mr. Peterson indicated that the developer for Mission Creek, KB Homes was planning to provide pedestrian access via a bridge to cross the San Timoteo Creek Channel.

Mr. Colunga informed the Commission that he had received one letter of comment from Mr. Lem Leialoha who was in the audience this evening.

Chair Christianson opened the public comment period at 7:50 p.m.

Lem Leialoha, 25931 Juanita Street, Bryn Mawr, stated that the letter he submitted was one of support and that he agreed with the pre-zoning because it was the zoning that the closest to what was on the ground at this time. He went on to say that the annexation could only be a good thing for the area since the County had not done any improvements in the last fifty years and that the annexation would bring many actions, which would benefit the residents. He urged the Planning Commission to approve the project as soon as possible.

Fred Ramos, 26445 First Street, Bryn Mawr, stated that he didn't think that three minutes was sufficient time to provide a history of the area and the reasons why it should remain at it was. Chair Christianson reminded Mr. Ramos that the Commission could only act on the issue of Pre-zoning and not of the annexation matter and encouraged Mr. Ramos to address his comments to the City Council who would ultimately be making the decision. Mr. Ramos stated that the Commission was not treating him justly and did not add any other statements.

Commissioner Povero asked Director Woldruff why staff was recommending an R-3 zoning as opposed to an R-1. Director Woldruff explained that the R-3 zoning matched more accurately what already existed, would allow single-family and multi-family projects and would give property owners more flexibility. She added that an owner could not improve a property which was labeled legal non-conforming, if these properties were to be designated under an R-1 zone.

Chair Christianson reopened the public comment at 8:01 p.m.

Mr. Ramos wished to point out to the Commission that there were properties in Bryn Mawr owned by the City which were covered with weeds and that the City was not doing anything about them. Director Woldruff assured Mr. Ramos that she would address the issue.

Chair Christianson closed the public comment at 8:05 p.m.

Chair Christianson commented that the Bryn Mawr area was very rich in history and suggested that the Historical Commission might want to consider making Bryn Mawr a Historic Overlay District as was done for the Mission Road area.

Motion by Varnam, seconded by Werner, and carried by a vote of 3-1 (Christianson opposed) to recommend that the City Council adopt the Negative Declaration and Zone Change No. 06-04 based on the findings, and approve Annexation No. 06-02 based on the findings. (Rosenbaum absent)

Director Woldruff reiterated her invitation to the audience to attend the City Council meeting of August 22, 2006.

PC-06-49 – CONDITIONAL USE PERMIT NO. 06-04

Planning Technician Allan Peñaflorida provided the staff report and stated that the proposal was a request to relocate an existing 800 square-foot single-family home from its current location at 25676 Lawton Avenue to a new location at 25092 Barton Road (both sites are in an R-3 Multiple-Family Residence zone). He added that the structure would be rehabilitated, preserved and maintained at the new location, and would share the lot with an existing single-family home.

Mr. Peñaflorida introduced the applicant, James Shipp who would be making a presentation on the project.

Commissioner Povero stated that he had driven by the site and asked why the project had started prior to the review by the Planning Commission. Director assured Mr. Povero that the property owner had simply secured the property as a protective measure and that no work had been started.

Chair Christianson opened the public comment period at 8:14 p.m.

Mr. Shipp, 11553 Cedar Way, Loma Linda gave a history of the house stating that it was once owned by Henry L. Drew who along with John Crawford developed the 1888 subdivision of Bryn Mawr, and that the house was the only remaining residence from that subdivision, and probably the third-oldest house in Loma Linda. Mr. Shipp went on to say that the house was listed in the McKenna-Hatheway Windshield Survey of 1987; he added that the floors and siding of the house were constructed of redwood timbers, and were in surprisingly good condition.

Mr. Shipp provided slides of the elevations, the floor plans and the proposed landscape plan. He listed the plants that he was proposing for the project:

- Citrus, including Navel, Valencia, Lemon and Grapefruit (citrus sinensis);
- Upright Roses, including American Beauty, developed in 1885, and California Wild Roses (rosa californica); and,
- Trailing Roses, including Hybrid Musk Roses.

He went on to say that the turf would be selected for drought-tolerance and sun and shade preference, and all plantings would be watered by timed drippers or sprinklers for maximum water conservation. He added that the center of the circular driveway space would include a small fountain, two benches and a small rose planting.

Mr. Shipp continued his presentation with pictures of houses neighboring the proposed R-3 site, which had one existing cottage on the rear of the lot, and described the site improvements along with the features the project:

- Widen the existing driveway, add one parking pad and carport behind the house;
- Add a circular driveway to enhance the landscape and add short-term, off-street parking;
- Retain the original open, wrap-around deck;
- Restore the house to 1888 condition, with period-correct windows, paint scheme, bathroom and kitchen fixtures;
- Retain and restore the existing redwood tongue-and-groove flooring;
- Add attic insulation and wall insulation where possible;
- Install a fire sprinkler system;
- Upgrade the electrical panel and replace internal wiring and fixtures;
- Landscape the circular drive with a small water feature in front, plantings of roses, citrus and other plants common to the late Victorian period in California;
- Install a sprinkler or drip system, on an electric timer for water conservation;
- Pour concrete and cement block perimeter foundations with poured footings and cement piers for internal support;
- Secure the house with metal straps for seismic security as per code;
- Add a tankless natural gas water heater for space conservation;
- Install a HVAC forced-air heating and cooling system;
- Replace the roof when house is secure on its foundation;
- Add a plaque to the front of the house, identifying it as "The Drew House" and describing its history;
- Publish a small brochure about the house and Bryn Mawr's history and make it available to people who walk by or stop at the house.

Mr. Shipp added that the house would be occupied by a member of his family.

Mr. Shipp went on to thank the Stewart Family who helped throughout the project. He explained that the project was a private project and that he and Mr. Michael Stewart, both members of the Historical Commission, had recused themselves during the discussion of the item at the Historical Commission public hearings.

Fire Marshall Crawford commented that he had inspected the structure and the redwood was in very good condition and that in his opinion the house deserved to be preserved.

There was a very brief discussion which concluded with the following motion:

Motion by Povero, seconded by Christianson, and carried by a vote of 4-0, that the Planning Commission recommend that the City Council approve the Certificate of Appropriateness and approved Conditional Use Permit No. 06-04 based on the findings and subject to the Conditions of Approval. (Rosenbaum absent)

PC-06-50 – PROPOSED CHANGES TO THE LOMA LINDA UNIVERSITY MEDICAL CENTER, EAST CAMPUS MASTER PLAN – PRESENTATION

Mr. Michael Jackson, Senior Vice President, Administration, Loma Linda University Medical Center East Campus addressed the Commission and thanked them for allowing the item to be continued from the August 2, 2006 meeting.

Mr. Jackson stated that the East Campus was a 23-acre site, supported by the Family Medicine Department and dedicated to the rehabilitation of patients with orthopedic or neuroscience medical problems, mostly adults but many of them children.

Mr. Jackson explained that they wanted to build a park in the center of the campus accessible for disabled children who cannot play in a traditional playground using a model called boundless playgrounds, which provided elevated ramps and play stations. He indicated that they had partnered with Citi Bank who donated 1.1 acres of land south of the bank for the development of a park. He went on to say that their original idea was to build the park immediately behind the bank. However, after reconsideration, they decided that the park would be more useful at the center of the campus adjacent to the Ambulatory Care Center.

Mr. Jackson provided a slide presentation of the project illustrating a tree-lined entry on Loma Linda Drive opposite the driveway to the Civic Center, a stage for musical or other types of events to the west, the park to the south area near the medical building, which would wrap around the Ambulatory building and provide spaces for patients to rehabilitate inside or outside. He added that the two agencies, the East Campus and the City of Loma Linda could work together to create a sense of entry for City Hall and the East Campus. He continued to say that the walkways of the new park would be multi-textured, such as concrete, decomposed granite, etc. and at various elevations so that patients would feel more secure in their every day life.

Mr. Jackson stated that he thought the relocation was a better strategy because the park was accessible to patients away from the noisy street and helped to create a campus environment. He concluded his presentation stating that he was requesting the relocation of the park from the original location on the south west corner of Barton Road to the center of the campus.

Director Woldruff explained that the existing Precise Plan of Design, PPD 03-03 allowed some flexibility at staff level to approve modifications to plans and that the request for the relocation was a relatively small change. She went on to say that the temporary parking lot had been in operation for some time and the City had benefited from it, working with the East Campus for the use of the parking lot for city organized events at the Senior Center. She added that she agreed with Mr. Jackson that the new park should be relocated away from the noise and the traffic along Barton Road and removed from the vicinity of the Fire Station.

Director Woldruff indicated that the Commission could also require that the modifications be brought back to Planning Commission as a Small Project Application for their consideration. She added that Loma Linda University would be bringing other plans for various project as part of their Master Plan for the East Campus; therefore the Commission would have other opportunities to review the development of the East Campus.

A discussion ensued relative to the project as a whole, and it was the consensus of the Planning Commission to direct staff to address the relocation of the park on the East Campus.

Chair Christianson thanked Mr. Jackson for keeping the Planning Commission informed on the progress of their project.

PC-06-51 – APPROVAL OF MINUTES – Minutes of June 28, 2006.

Motion by Varnam, seconded by Christianson, and carried by a vote of 3-0, Povero abstain, to approve the Minutes of June 28, 2006 as presented. (Rosenbaum absent)

PC-06-52 – ZONE CHANGE NO. 06-02, TENTATIVE TRACT MAP NO. 06-02 (17795), PRECISE PLAN OF DESIGN NO. 06-03, and DEVELOPMENT AGREEMENT NO. 06-01

Chair Christianson explained that he owned property within 500 feet of the project site and that he would recuse himself from the discussion and turned the meeting over to Vice Chair Werner.

Vice Chair Werner called for a 10-minute recess. The meeting resumed at 9:10 p.m.

Senior Planner Kang gave the staff report stating that the project had previously come before the Commission but because of a lack of a quorum, the project discussion had been continued. He went on to say that the applicant initially requested a Zone Change and a Variance; however, following the approval of the General Plan Update and after other revisions they brought to their project, the applicant withdrew those two requests. Mr. Kang stated that Lot 5 had been revised to provide the full 10-foot side yard setback.

Mr. Kang continued his presentation describing the existing setting for the project as being an "L" shaped lot of 2.18 acres, 240 feet by 430 feet, surrounded by residential development to the north, east and west, one 1,400 square foot single family residence, which would remain on site, and the San Timoteo Creek Channel to the south.

Mr. Kang stated that the proposal was to construct a 13-unit condominium project in a Medium Density/Multi-Family Residence (R-3) zone with one and two-story units of 1,360 square feet to 2,025 square feet, with one two-car garage for each unit and 24 open parking spaces, and 15,500 square foot of common open space area featuring a tot lot, picnic tables and BBQ grills.

Mr. Kang recapped the concerns expressed by the Planning Commission at the meeting of June 7, 2006 and the revisions provided in the present submittal:

- Side-yard setback for Unit 5 was redesigned to meet the minimum requirement of 10 feet;
- Larger pedestrian pathway to be located between Units 11 and 12;
- Single-story option for Unit #11; and
- New duplex elevation for plan A.

Mr. Kang provided slides of the elevations from Plan "A" through Plan "D". He added that Plan "E" was the new single-story unit that the applicant was offering. He pointed to the new pedestrian pathway from the parking area to the recreation area, with the tot lot, the picnic tables and barbeques.

Mr. Kang concluded his presentation showing the landscape plan featuring the trees, fragrant shrubs, and flowers being proposed by the applicant. He pointed out that he provided them with

revised Conditions of Approval, which superseded the version in the Commissioners' packets. He explained that Condition #25 was added upon a request to save and/or reuse the existing trees.

Vice Chair Werner opened the public comment period at 9:24 p.m. As there was no one wishing to speak on the issue, the public comment period was closed.

Commissioner Varnam thanked the applicant for making the changes that the Commission had requested.

Motion by Varnam, seconded by Povero, and carried by a vote of 3-0, Christianson abstain to recommend to City Council to adopt the Mitigated Negative Declaration, approve Tentative Map No. 06-02 (17795), Precise Plan of Design No. 06-03 based on the Findings and subject to the revised Conditions of Approval, and Development Agreement No. 06-01. (Rosenbaum absent)

REPORTS BY THE PLANNING COMMISSIONERS

Vice Chair Werner commented that he would like to propose that staff review the zoning of the land east of the Mountain View Avenue overpass and Juanita Street to determine whether the zoning should be changed for a different and better use and provide the Planning Commission with staff's recommendations. Director Woldruff explained that in the previous General Plan a park had been envisioned for the area that would connect with the baseball park on the west side of the bridge via a trail under the bridge. She continued to say that several years ago the City had received a grant that could have been used to purchase the property from the owner who was the applicant for the storage facility to the east; however, following some disagreement during the plan check for that project, the owner withdrew his offer to sell the land. She added that the grant money was reclaimed by the State to address budgeting issues sometime after that.

Vice Chair Werner commented that he had read an article in the Business Week On-line and thought that it might be of interest to others, therefore, he had made copies for everyone for their information.

Commissioner Povero asked if it would be possible to obtain advance clarification on complex projects such as the East Campus item. Director Woldruff replied that now that the General Plan had been adopted, the Development Code would need to be updated, and that the Commissioners would be involved in the revisions, which might clarify the questions regarding applications processes. She added that the Commissioners should not hesitate to contact the project planner if they have any issues whatsoever when reviewing projects; staff would always be happy to review the projects with them.

Director Woldruff reminded the Commissioners that the Development Criteria list was being placed on the September agenda for review by the Commission and added that staff would email the working copy of the criteria list to those who would like it.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Director Woldruff stated that the City Council adopted the General Plan on July 25, 2006 along with the South Hills Protection Measure sponsored by Councilmen Ziprick and Umeda, which was submitted to the County to be placed on the November ballot.

ADJOURNMENT

Meeting was adjourned at 9:42 p.m. to the Adjourned Regular meeting of September 13, 2006

Minutes approved at the meeting of September 13, 2006.

Administrative Secretary

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